

SCISSORTAIL CROSSING II

A

**BROKEN ARROW
PLANNED UNIT DEVELOPMENT**

PUD #273

DECEMBER 2017

PREPARED BY:



4200 E. Skelly Dr. Suite 750
Tulsa, OK 74135
918-492-2987
918-493-6149 fax

PREPARED FOR:

Case and Associates
4200 E. Skelly Dr. Suite 800
Tulsa, OK 74135
918-492-1983
918-492-4446 fax

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

TABLE OF CONTENTS

	<u>Page</u>
Outline Development Plan.....	3
Exhibit A – Master Development Plan	
Exhibit B – Aerial Photo	
Development Standards	4
Exhibit C – Building Facades	
Environmental Analysis.....	7
Exhibit D – Drainage and Circulation	
Exhibit E – Site Map, Topography, Existing and Proposed Utilities	
Exhibit F – Zoning Map	
Platting.....	8
Site Plan Review.....	8

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

Outline Development Plan

The Scissortail Crossing II planned unit development (PUD) is filed under the Broken Arrow Zoning Ordinance which became effective on February 1, 2008. It has a total lot area of 11.07 acres and is currently vacant and zoned A-RM.

Legal Description

See attached exhibit.

Excellent access to the regional expressway system is provided by the Broken Arrow Expressway & Creek Turnpike. Local access is from South 193rd East Avenue (County Line Road) and East Kenosha Street (East 71st Street).

The Scissortail Crossing II is a proposed multi-family project and is under contract to Case & Associates, a well-known developer of superior apartment dwelling designs. The property owner for abutting property the North (Case and Associates) is also the property owner association with this PUD application.

Development within this PUD will be separated from adjacent properties by the addition of additional screening fences along the property boundaries with the exception of the North property line. There is an existing wood fence on the North property line, which will remain. A new fence will be constructed on the west property line which will be an ornamental vinyl fence (like the fence on the frontage of the neighboring property to the North) with limited masonry columns.

The Scissortail Crossing II will provide a site for apartment living at densities not exceeding the density limits allowed under the Zoning Ordinance. The proven record of Case & Associates for quality developments, offers assurances for extraordinary projects beyond the requirements of the Zoning Ordinance.

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

Development Standards

All provisions of the Broken Arrow Zoning Ordinance shall apply to this PUD except as modified by the Development Standards below.

Land Area: 11.51 Acres 501,557 SF

Permitted Uses:

The uses permitted as a matter of right in the RM Residential Multifamily district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 228

Maximum Building Height:

Multifamily Dwelling 3 story Bldgs 45 FT to the highest roof ridgeline
Multifamily Garage/Dwelling 2 story Bldgs 25 FT to the highest roof ridgeline

Off-Street Parking:

1.75 off-street parking spaces for each Dwelling Unit.

Minimum Building Setbacks and Buffers:

15 feet building setback/landscape buffer from the North property line
100 feet building setback from West property Line
35' landscaping buffer on the West property line
35 feet building setback/landscape buffer from East property line
35 feet building setback/landscape buffer from the South property line with an exception for a portion of the access drive south of the clubhouse as illustrated on the site plan.

Interior lot lines shall not be required to have a minimum setback distance.

Air conditioning condensing units shall be allowed to be located within a Building Setback or Landscape Buffer, provided that they are screened from a public right-of-way by landscaping materials.

Minimum Distance Between Buildings: 20 feet

Minimum Livability Open Space Per Dwelling Unit: 1200 SF
(open space not utilized for parking or drives)

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

Development Standards

Landscaping and Screening:

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.ii shall apply along the arterial street.

The landscape islands required by Section 5.2.B.1.c.ii.A shall be replaced by striped access aisles located next to walkways that are handicapped accessible and connect to all ground floor breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

The other provisions of Section 5.2.B shall remain in full force and effect.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. An architectural open vinyl fence with limited masonry columns and/or walls shall be provided along the west boundary. The maximum continuous length of the architectural open vinyl fence shall be 50 feet.

Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. The existing fence along the North property line will remain, except for where there are connecting points of access.

All bracing and metal posts shall be installed on the inside part of the fence along the east and south boundaries. The required screening fences shall be maintained by the owner of the lot on which located.

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT
Development Standards

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. Monument sign to be maximum of 64 square feet of sign surface area. All signs shall be located outside the public right-of-way and utility easement.

Lighting:

As permitted and regulated by Chapter 5, Section 5.6 Exterior Lighting for the uses permitted in this PUD.

Building Facades:

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

1. The maximum length of any multi-family building shall be 220 feet, ~~Section 5.5.C.2.a~~ (revised 7-16-12);
2. The maximum length of a continuous multi-family roofline shall be 105 feet; and
3. Exterior building materials of the clubhouse, multi-family buildings, garages, and accessory buildings (excluding doors and windows) shall be at the minimum percentages (65%, 45%, 25%, or 0%) of brick/stone as reflected on the Site Plan & Building Elevations included in Exhibit C. ~~0% brick/stone facades are to be facing interior courtyards & will not be visible from outside the site.~~ (revised 7-16-12) The remainder of exterior building walls shall be constructed with cement fiber material.

Access:

There will be one point of access to 23rd Street. In addition, there will be at least one point of access to the abutting property to the North. A mutual access agreement between the two properties will be provided as part of the platting process.

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

Environmental Analysis

Topography:

Most of the Scissortail Crossing II site slopes generally from east to west. However, the eastern most third slopes generally from west to east. There are two drainage areas that cross the site, one on the west, and one on the east with a ridge dividing the two drainage areas. All boundaries and topographic features are shown on Exhibit E, Site Map, Topography, Existing and Proposed Utilities.

Storm Water:

Storm water will be conveyed through the property in a series of storm sewers. It is anticipated that the project will pay a fee-in-lieu of detention. The property generally drains easterly and southerly.

The storm water drainage concept is shown on Exhibit D, Drainage.

Utilities:

Water:

There is an existing 12" water line on the east side of South 193rd East Avenue. Internal 6" and 8" water lines will be extended through the project as required for potable water and fire service. The water service concept layout is shown on Exhibit E.

Sanitary Sewer:

An existing 8" sanitary sewer is located on the North property line. The sanitary sewer will be a gravity system and no lift stations are proposed. The existing sewer along South 193rd East Avenue has adequate capacity for the project.

Electric power, natural gas, telephone and cable television services are presently at the site and will be extended internally to serve the project.

The area zoning and land uses are shown on Exhibit F, Zoning Map.

SCISSORTAIL CROSSING II
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT

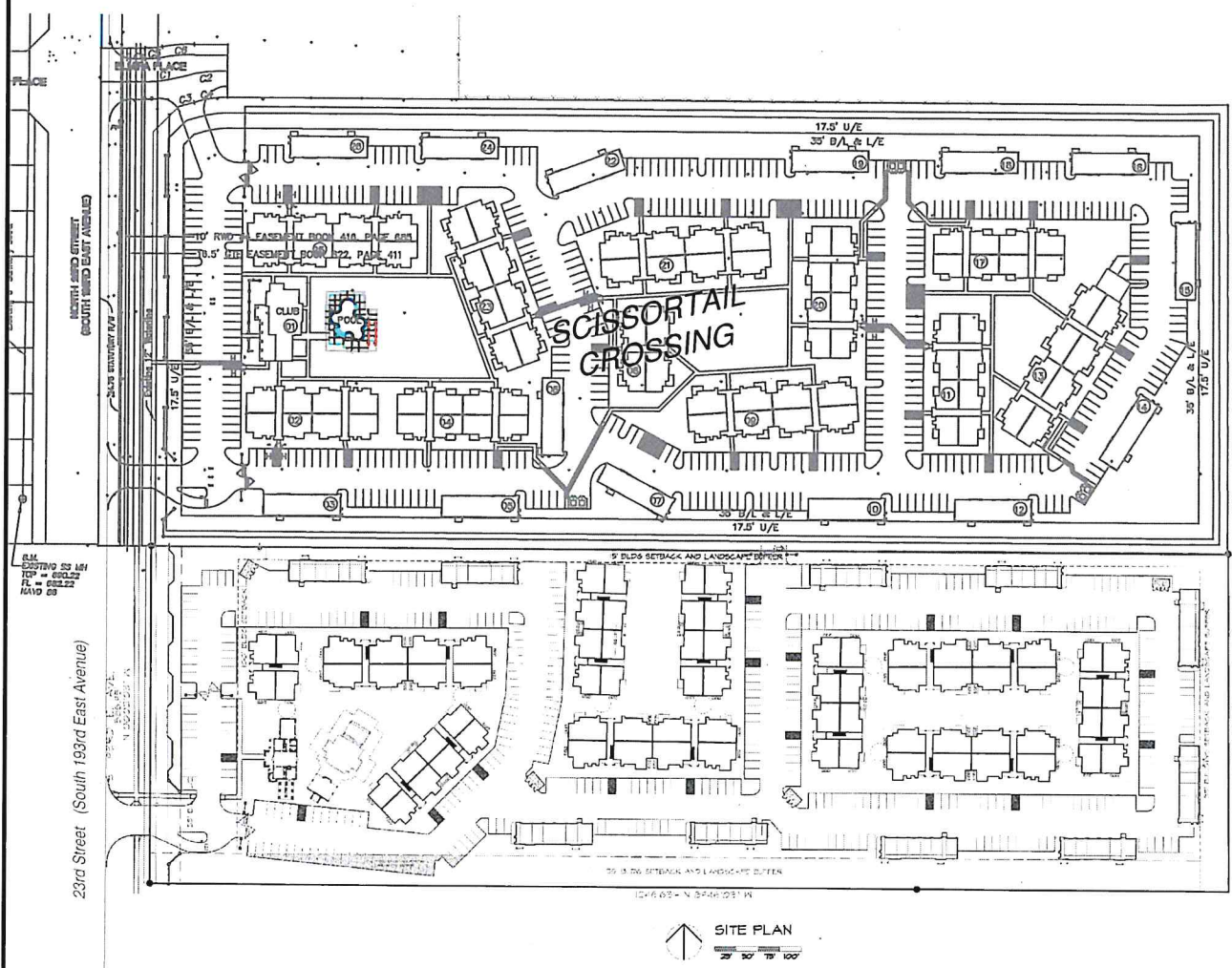
Platting

No building permit shall be granted for any lot or parcel within Scissortail Crossing II until the property within Scissortail Crossing II has been platted in accord with the requirements of the Broken Arrow Subdivision Code.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within Scissortail Crossing II until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.

1"=200



**SCISSORTAIL CROSSING II
EXHIBIT A
MASTER DEVELOPMENT PLAN**







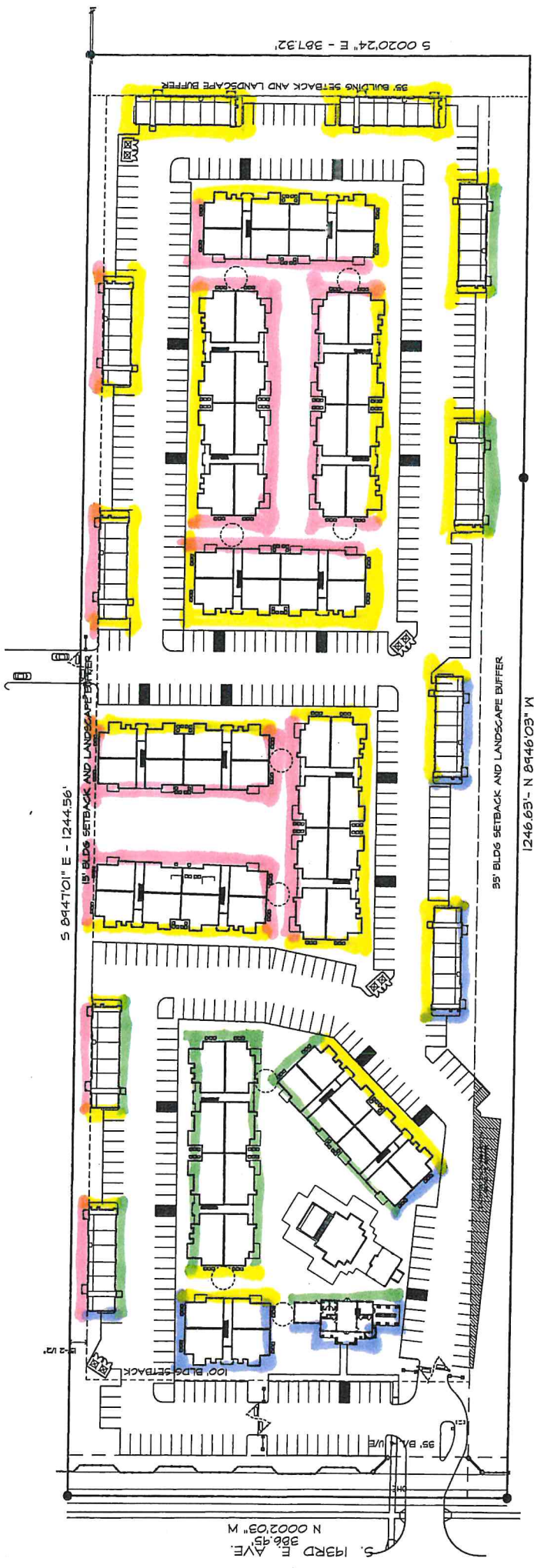
1"=500'



**SCISSORTAIL CROSSING II
EXHIBIT B
AERIAL PHOTO**

Exhibit C

- 65% 
- 45% 
- 25% 
- 0% 



 SITE PLAN
 25' 50' 75' 100'



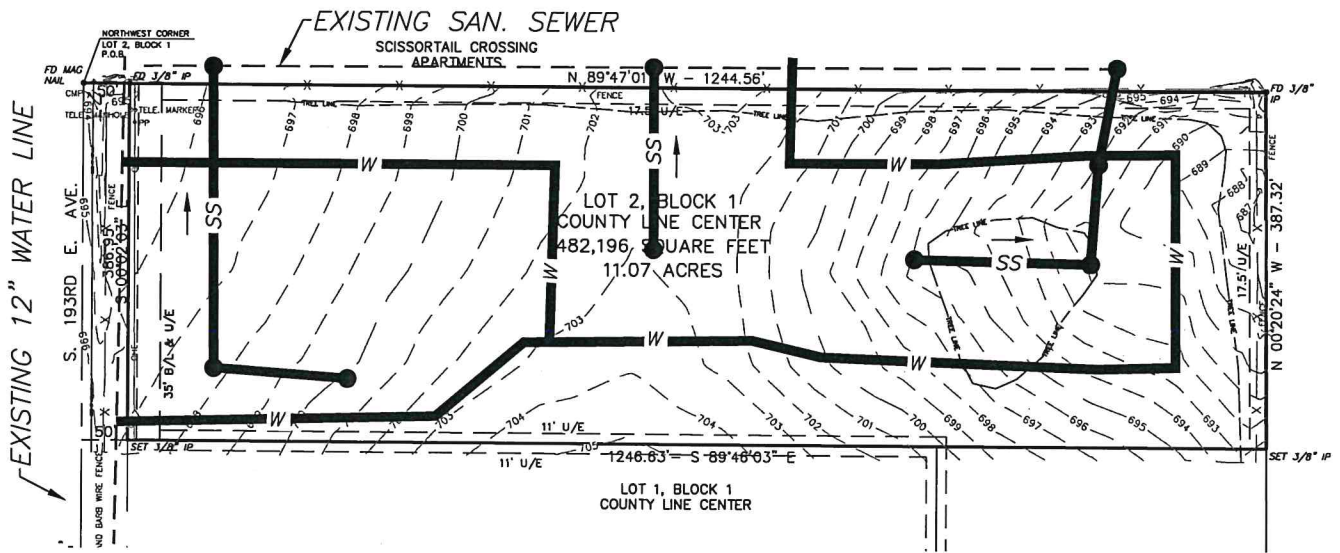
1" = 200'



**SCISSORTAIL CROSSING II
EXHIBIT D
DRAINAGE AND CIRCULATION**



1" = 200'



*SCISSORTAIL CROSSING II
EXHIBIT E
SITE MAP, TOPO, EX. &
PROP. UTILITIES*

Esri World Geocoder



PUD-50

ON

A-IL

A-1

1"=500'

212

PUD-217

SITE

A-RM

A-CH

A-1

CH

S 195th East Ave

32

RMH

*SCISSORTAIL CROSSING II
EXHIBIT F
ZONING MAP*